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Planning Commission Staff Report

TO: PLANNING COMMISSION *DF*

FROM: JORDAN FELD, AICP, SENIOR PLANNER
(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 5, 2014

SUBJECT: S14-07 CITY GATE, REQUEST TO APPROVE THE PRELIMINARY PLAT AND STREETScape PLAN FOR 20 COMMERCIAL LOTS ON APPROXIMATELY 61 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HIGLEY ROAD AND BASELINE ROAD IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

The Town's Community Livability Strategic Initiative emphasizes retaining its defining characteristics while it continues to grow; the requested preliminary plat furthers this initiative by facilitating the development of a multiple-use commercial development that will help sustain the Town's housing and employment balance.

RECOMMENDED MOTION

Approval of the Preliminary Plat and Streetscape Plan for City Gate, approximately 61 acres consisting of 20 commercial lots, generally located at the southeast corner of Higley Road and Baseline Road zoned Regional Commercial (RC).

APPLICANT/OWNER

Applicant Name	Bowman Consulting Troy Peterson	Owner	Woodbury Corporation Land Richards
Address	1295 W Washington Tempe, AZ 85281	Address	2733 Parleys Way, Suite 300 Salt Lake City, UT 84109
Phone	480-629-8830	Phone	480-206-4645
Email	tpeterson@bowmanconsulting.com	Email	lrlandmark@gmail.com

BACKGROUND/DISCUSSION

History

Date	Action
<i>May 2, 2009</i>	Town Council approved Annexation No. A09-1, Ordinance No. 2230.
<i>September 5, 2013</i>	Town Council approved Resolution No. 3189; establishing a development agreement for reimbursement of public roadway improvements.
<i>February 13, 2014</i>	Town Council approved Z13-39, Ordinance No. 2475; rezoning the property to Regional Commercial (RC) zoning district.
<i>August 6, 2014</i>	Planning Commission continued S14-07 as requested by staff.
<i>August 14, 2014</i>	Design Review Board reviewed and approved S14-07, including the preliminary plat, streetscape plan, grading and drainage plan, colors and materials and signage program.
<i>September 3, 2014</i>	Planning Commission continued S14-07 as requested by staff.
<i>October 1, 2014</i>	Planning Commission continued S14-07 as requested by staff.

Overview

City Gate is a proposed 20-lot commercial subdivision (preliminary plat) located at the southeast corner of Higley Road and Baseline Road. The site is within the Town of Gilbert General Plan Baseline Medical Growth Area and is zoned Regional Commercial (RC). The site has double arterial frontage on its north and west sides, and abuts planned and existing single family residential on its south and east sides, respectively.

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning
North	Regional Commercial (RC), General Office (GO)	Regional Commercial (RC), General Office (GO)
South	Residential > 1-2 DU/Acre, Residential > 3.5-5 DU/Acre	Single Family-10 (SF-10)
East	Residential > 3.5-5 DU/Acre	Single Family Detached (SF-D), Single Family-6 (SF-6)
West	Shopping Center (SC), Residential > 3.5-5 DU/Acre	Shopping Center (SC), Single Family-6 (SF-6)
Site	Regional Commercial (RC)	Regional Commercial (RC)

Preliminary Plat

The preliminary plat shows a 20-lot commercial subdivision with two primary vehicular access points off of Higley Road and one primary access point off of Baseline Road. These primary access points will ensure adequate circulation for interior lots; in contrast the perimeter lots along the site's abutting arterials will likely construct their own access points, consistent with the Town's spacing requirements for safe access management. The 20-lots range in size from approximately one acre to several larger lots in the 5 to 10 acre range.

Streetscape Plan

The streetscape plans include various landscape and open space aspects of the proposed plat. The plan shows the location, quantity and type of proposed common area landscaping, generally located around the major private streets proposed. The landscaping palette proposed includes the required street theme tree Swan Hill Olive as well as a variety of appropriate drought-tolerant shade trees. The landscape plan includes a detail for landscaping along the private streets as well as a detail for arterial intersection corner of the site. Pedestrian amenity details for the common areas have also been included and are generally a light bronze finish (the amenities themselves include benches, bollards, and trash receptacles). The streetscape plan does not address off-site ROW improvements necessary for this development; a condition of approval is recommended addressing ROW dedication and improvements.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

The Town has received no comments from the public on this project.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-17, City Gate Preliminary Plat and Streetscape Plan:

1. The project is consistent with the Commercial Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S14-07** City Gate, approximately 61 acres consisting of 20 commercial lots, generally located at the southeast corner of Higley Road and Baseline Road zoned Regional Commercial (RC), subject to the following conditions;

1. The Final Plat for City Gate shall be in substantial conformance with the design review package approved by the Design Review Board on August 14, 2014 and Attachment 3 Preliminary Plat and Attachment 4 Streetscape Plan, approved by the Planning Commission at the October 1, 2014 public hearing.
2. Prior to Final Plat approval and prior to issuance of the first building permit, Developer shall enter into a Development Agreement with the Town ("Agreement"). The Agreement shall require the Developer to design and construct the following traffic signals: (i) "T-Intersection" traffic signal at Baseline and San Benito Roads, (ii) full traffic signal at the Safeway entrance on Higley Road, and (iii) full traffic signal at Higley and Michelle Roads. The Agreement shall also provide for the Developer to (i) design and construct, and/or (ii) reimburse the Town for the improvements required by the approved Traffic Impact Study for City Gate. In the Agreement, the Developer and Town will address the timing and scope of the improvements in an effort to: (i) ensure the City Gate development maintains the existing and projected levels of service at the intersection of Higley and Baseline, and (ii) allocate the expense of such improvements.

Respectfully submitted,

Jordan Feld, AICP
Senior Planner

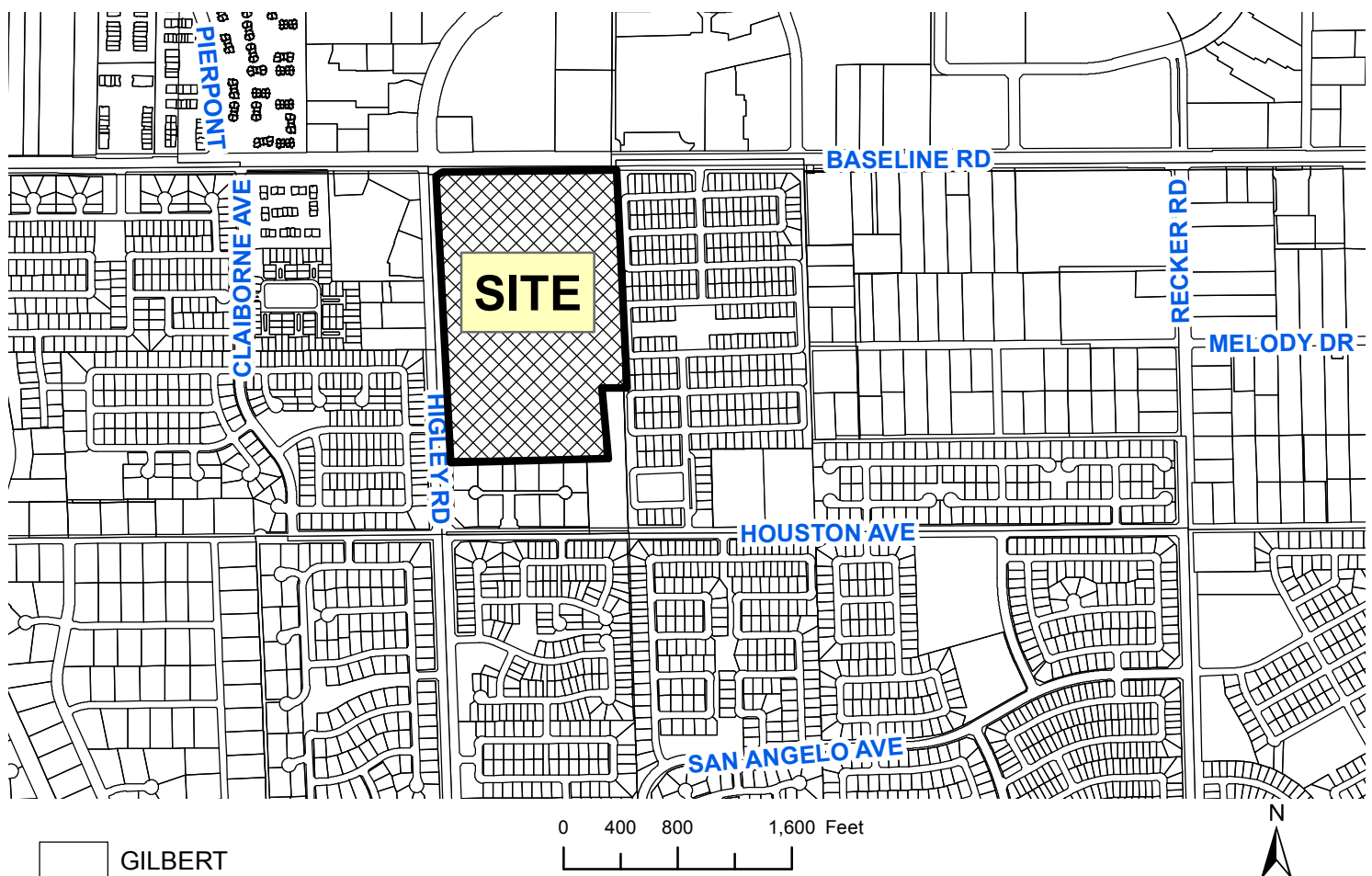
Attachments:

Attachment 1 Notice of Public Hearing
Attachment 2 Aerial Photo
Attachment 3 Preliminary Plat
Attachment 4 Streetscape Plan

Notice of Public Hearing**PLANNING COMMISSION DATE:****Wednesday, August 6, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

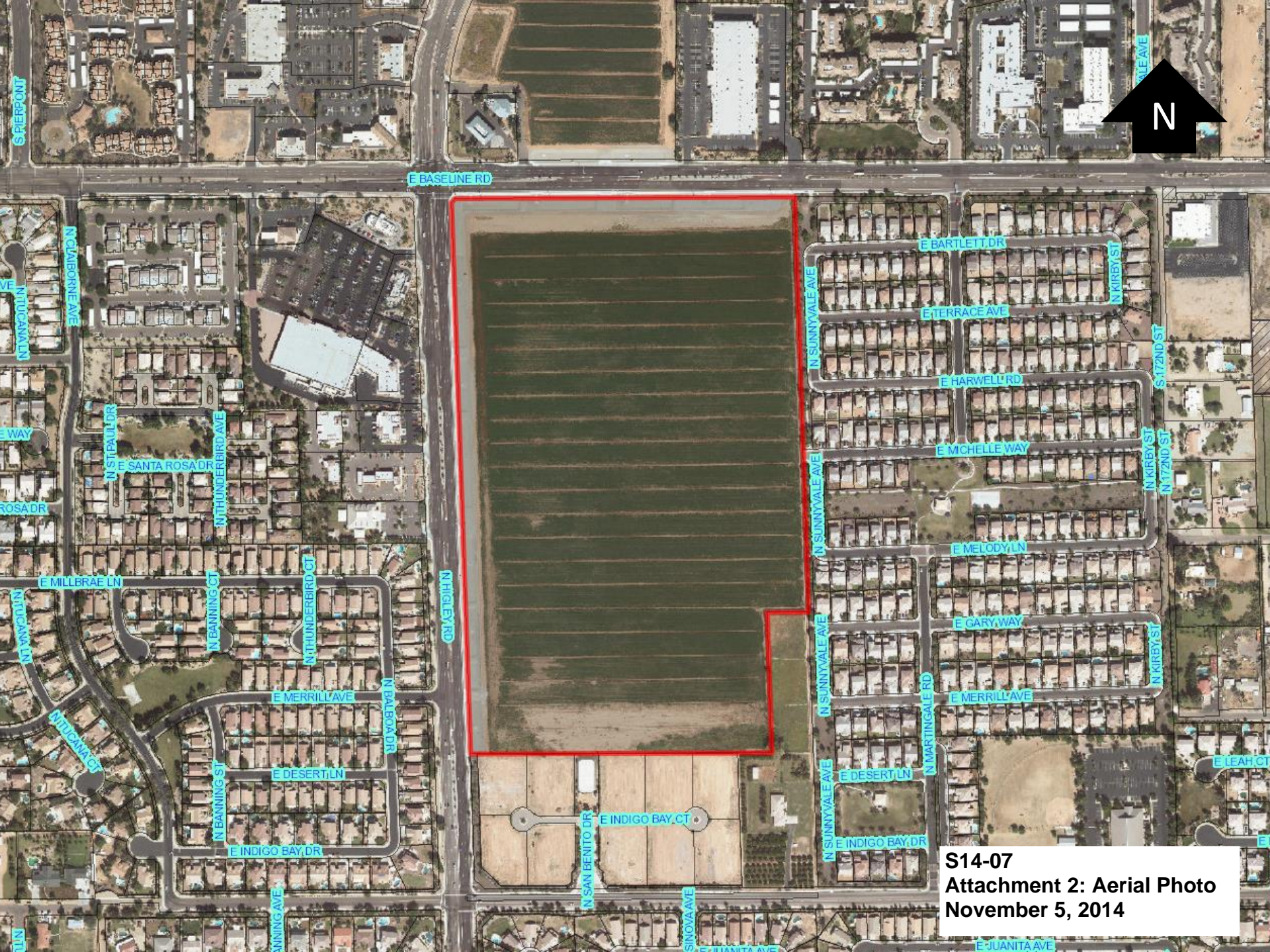
S14-07: Request to approve Preliminary Plat and Streetscape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located at 5150 E. Baseline Road in the Regional Commercial (RC) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:

APPLICANT: Bowman Consulting
CONTACT: Troy Peterson
ADDRESS: 1295 W. Washington St. #108
Tempe, AZ 85281

TELEPHONE: (480) 629-8830
E-MAIL: tpeterson@bowmanconsulting.com



S14-07
Attachment 2: Aerial Photo
November 5, 2014

TOWN OF GILBERT FIRE DEPARTMENT NOTES

1. CONSTRUCTION WITHIN THE TOWN OF GILBERT SHALL COMPLY WITH THE 2012 INTERNATIONAL FIRE CODE (IFC) AS AMENDED AND ADOPTED BY FIRE CODE SUB-SECTIONS 10-37-1, 10-37-2, AND 2012 FIRE CODE INTERPRETATIONS AND REGULATIONS.
2. THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
3. PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS AND STANDPIPES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICIAL. REFER TO 2012 FIRE CODE INTERPRETATIONS AND REGULATIONS 12-506.1 KEY BOXES.

GENERAL FIRE DEPARTMENT ACCESS:

1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED WITHIN GILBERT'S JURISDICTION.
2. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. THE ROUTE IS TO BE MEASURED AROUND THE BUILDING AS THE FIRE HOSE WOULD BE LAID AND SHALL BE APPROVED BY THE FIRE PLANS EXAMINER.
3. APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET (FOC).
4. A MINIMUM VERTICAL CLEARANCE OF 13'-6" SHALL BE PROVIDED FOR THE APPARATUS ACCESS ROADS.
5. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED MEANS FOR TURNING THE APPARATUS AROUND. FIRE APPARATUS TURNING RADIUS IS 35 FEET INSIDE AND 55 FEET OUTSIDE (FOC).
6. FIRE LANES SHALL BE MARKED BY SIGNS PER TOG DETAIL #63 AND/OR CURB PAINTED RED AND LABELED 'FIRE LANE NO PARKING'. REFER TO 2012 FIRE CODE INTERPRETATIONS AND REGULATIONS 12-D103.6 FIRE LANES.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE A MAXIMUM GRADE OF 0-6% GRADE ABC 6'95% COMPACTION 6-10% GRADE CONCRETE ASPHALT, 4" OR MORE GRADES STEEPER THAN 10% SHALL BE APPROVED BY THE FIRE OFFICIAL.

FIRE HYDRANT REQUIREMENTS:

1. THE MINIMUM NUMBER OF FIRE HYDRANTS SHALL NOT BE LESS THAN REQUIRED PER APPENDIX C IN THE IFC.
2. A FIRE HYDRANT SHALL BE LOCATED WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION (FDC). THE ROUTE IS TO BE MEASURED AS THE FIRE HOSE WOULD BE LAID OUT AND SHALL BE APPROVED BY THE FIRE PLANS EXAMINER.
3. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

GENERAL FIRE SPRINKLER REQUIREMENTS:

1. PLANS AND SPECIFICATIONS FOR FIRE SPRINKLER SYSTEMS EXCEEDING 19 HEADS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED ARIZONA REGISTRANT IN FIRE SPRINKLER DESIGN. THE INSTALLING CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER ARE TO BE INCLUDED ON THE DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW AND APPROVAL. AS-BUILT DRAWINGS WILL BE REQUIRED WHERE FIELD CHANGES ARE MADE TO THE DESIGNED DRAWINGS. WHEN PIPING AND/OR SPRINKLER HEADS ARE ADDED TO INITIAL SPRINKLER SYSTEM INSTALLATIONS, UPDATED CALCULATIONS WILL BE REQUIRED.
2. FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT NFPA REFERENCED STANDARDS AND TOWN OF GILBERT SPRINKLER ORDINANCE.
3. THE FIRE SPRINKLER RISER ROOM SHALL COMPLY WITH TOWN OF GILBERT FIRE CODE AMENDED SECTION 904.1.6.
4. FIRE DEPARTMENT INLET CONNECTIONS (FDC) SHALL BE LOCATED ON THE ADDRESS SIDE OR NATURAL APPROACH OF THE BUILDING IT SERVES AND SHALL IDENTIFY THE BUILDING(S) SERVED WITH A PERMANENT SIGN.
5. FIRE HOSE THREADS AND FITTINGS USED IN CONNECTION WITH AUTOMATIC SPRINKLER SYSTEMS SHALL NATIONAL STANDARD THREAD.
6. CONTROL VAVES AND WATER FLOW SWITCHES FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLER HEADS EXCEEDS 19. IFC SECTION 903.4.
7. AN EXTERIOR FIRE SPRINKLER SYSTEM ALARM BELL SHALL BE MOUNTED ABOVE THE FIRE RISER ROOM DOOR.

GENERAL FIRE ALARM REQUIREMENTS:

1. PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED ARIZONA REGISTRANT IN FIRE ALARM SYSTEM DESIGN. THE INSTALLING CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER ARE TO BE INCLUDED ON THE DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW AND APPROVAL. AS-BUILT DRAWINGS WILL BE REQUIRED WHERE FIELD CHANGES ARE MADE TO THE DESIGNED DRAWINGS. WHEN ADDITIONAL WIRING AND DEVICES ARE ADDED TO FIRE ALARM SYSTEMS, UPDATED VOLTAGE DROP AND BATTERY CALCULATIONS WILL BE REQUIRED.
2. FIRE ALARM REQUIREMENTS FOR NON-SEPARATED MIXED OCCUPANCIES: OCCUPANCIES THAT DEPEND ON OCCUPANT LOAD CRITERIA TO DETERMINE WHEN A FIRE ALARM SYSTEM IS REQUIRED SHALL USE THE TOTAL BUILDING LOAD USING THE MOST RESTRICTIVE OCCUPANCY CLASSIFICATION AND EXTEND THE FIRE ALARM SYSTEM TO ALL OCCUPIED AREAS OF THAT BUILDING IN ACCORDANCE WITH APPLICABLE CODE AND STANDARD. THE FIRE ALARM REQUIREMENTS SHALL BE BASED ON THE MOST RESTRICTIVE FIRE PROTECTION SYSTEM REQUIREMENT OF IFC CHAPTER 9.
3. ALARM INITIATING DEVICES, ALARM SIGNALING DEVICES AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2012 IFC AND CURRENT NFPA REFERENCE STANDARDS.
4. DUCT SMOKE DETECTORS THAT ARE CONCEALED FROM VIEW, INSTALLED MORE THAN 10 FEET ABOVE FINISHED FLOOR OR IN ARRANGEMENTS WHERE THE DETECTORS ALARM INDICATOR IS NOT READILY VISIBLE TO RESPONDING PERSONNEL IT SHALL HAVE A VISIBLE AND AUDIBLE SUPERVISORY SIGNALING DEVICE AT THE CEILING LEVEL OR SIGHT OBSTRUCTION AT EACH DETECTOR. DUCT SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING'S FIRE ALARM CONTROL UNIT WHEN A FIRE ALARM SYSTEM IS REQUIRED.

FIRE SAFETY DURING CONSTRUCTION:

1. AN ALL WEATHER ACCESS ROAD DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING UP TO 85,000 POUNDS SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES. SITES SHALL HAVE TWO POINTS OF ACCESS OR AS INDICATED AT PLAN REVIEW OR BY THE FIRE INSPECTOR. UNPAVED SURFACES SHALL HAVE A MINIMUM ABC 6" DEPTH COMPACTION TO 95% AND 20' WIDE. NO VEHICLE PARKING OR BUILDING MATERIAL OFF-LOADING ALLOWED ON THE EMERGENCY ACCESS ROAD. FIRE LANE SIGNS ARE REQUIRED TO BE POSTED ALONG THE ROAD.
2. SIGNS SHALL BE POSTED AT EACH REQUIRED STREET ENTRANCE INDICATING EMERGENCY VEHICLE ENTRANCE, THE PROJECT NAME, THE PROJECT ADDRESS AND AN EMERGENCY CONTACT NUMBER OF A COMPANY REPRESENTATIVE. THE SIGN SHALL BE A MINIMUM OF 24" HIGH X 36" WIDE WITH WHITE REFLECTIVE BACKGROUND AND 3" RED REFLECTIVE LETTERS.
3. ALL SITE HYDRANTS SHALL BE INSTALLED AND ACCEPTED BY THE TOWN ENGINEERING DEPARTMENT PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE CONSTRUCTION SITE.
4. TEMPORARY DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED MEANS FOR TURNING THE APPARATUS AROUND.
5. FIRE HYDRANTS PROVIDED DURING CONSTRUCTION SHALL BE LOCATED ALONG THE FIRE APPARATUS ACCESS ROADWAY.
6. FIRE HYDRANTS PROVIDED DURING CONSTRUCTION SHALL BE PROTECTED FROM VEHICULAR DAMAGE.

FIRE DEPARTMENT REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

1. RESIDENTIAL DEVELOPMENT WITHIN THE TOWN OF GILBERT SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL FIRE CODE AS AMENDED BY THE TOWN.
2. ALL RESIDENTIAL DEVELOPMENTS ARE REQUIRED TO MEET THE AMENDED 2012 IFC REQUIREMENTS OF PROVIDING AT LEAST TWO SEPARATE AND DISTINCT ACCESS POINTS. A SINGLE ROAD WITH A DIVIDED MEDIAN DOES NOT MEET THIS REQUIREMENT.
3. THE MINIMUM NUMBER OF FIRE HYDRANTS SHALL NOT BE LESS THAN REQUIRED PER 2012 IFC APPENDIX B & C. FIRE HYDRANTS SHALL BE LOCATED ALONG THE ROUTE OF THE FIRE APPARATUS ACCESS ROADWAY. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED FOR ATTACHED HOMES, CLUSTER HOMES, AND PRIVATE STREETS.
4. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
5. A FIRE ACCESS ROAD SHALL BE PROVIDED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE 1ST STORY IS LOCATED MORE THAN 150' FROM FIRE APPARATUS ACCESS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
6. THE ROUTE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE PLANS EXAMINER.
7. APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET (FOC).
8. A MINIMUM VERTICAL CLEARANCE OF 13'-6" SHALL BE PROVIDED FOR THE APPARATUS ACCESS ROADS.
9. CONFIRM FIRE APPARATUS MINIMUM TURNING RADIUS OF 35 FEET INSIDE, AND 55 FEET OUTSIDE (FOC). ALL TRAFFIC CALMING DEVICES, ROUND-TURNS, TRAFFIC MEDIANS, ETC. ARE REQUIRED TO MEET THIS STANDARD.
10. CUL-DE-SAC STREETS ARE REQUIRED TO MEET THE MINIMUM DESIGN STANDARD OF DETAIL 41.
11. FIRE LANES SHALL BE MARKED BY SIGNS PER FIRE DEPARTMENT REGULATION 12-D103.6.
12. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED MEANS FOR TURNING THE APPARATUS AROUND. THE TURNAROUND MUST MEET THE FIRE APPARATUS MINIMUM TURNING RADIUS OF 35 FEET INSIDE AND 55 FEET OUTSIDE (FOC). ANY DEVIATION FROM THIS STANDARD MUST BE APPROVED BY THE FIRE CODE OFFICIAL.
13. STREET WIDTH FOR FIRE LANE COMPLIANCE SHALL MEET THE REQUIREMENTS OF FIRE CODE INTERPRETATIONS AND REGULATIONS 12-D103.6 FIRE LANES. LESS THAN 26' (FOC) WILL REQUIRE NO PARKING BOTH SIDES; 26' TO LESS THAN 32' WILL REQUIRE 'NO PARKING ONE SIDE', 32' OR GREATER, PARKING BOTH SIDES ALLOWED. NO STREET WILL BE LESS THAN 20' WIDE (FOC). ALL TRAFFIC CALMING DEVICES, ROUND- TURNS, TRAFFIC MEDIANS, ETC. ARE REQUIRED TO MEET THE REQUIREMENTS OF 2012 IFC APPENDIX D.

PARCEL TABLE				
PARCEL	NET SQ. FT.	NET ACRES	GROSS ACRES	ZONING
1	37,902	0.8701	1.0280	REGIONAL COMMERCIAL
2	33,600	0.7713	0.7713	REGIONAL COMMERCIAL
3	33,423	0.7673	0.8875	REGIONAL COMMERCIAL
4	89,268	2.0493	2.3330	REGIONAL COMMERCIAL
5	143,172	3.2868	4.0708	REGIONAL COMMERCIAL
6	195,121	4.4794	5.0651	REGIONAL COMMERCIAL
7	98,242	2.2553	2.3758	REGIONAL COMMERCIAL
8	30,883	0.7090	0.8292	REGIONAL COMMERCIAL
9	31,000	0.7117	0.7117	REGIONAL COMMERCIAL
10	31,044	0.7127	0.7127	REGIONAL COMMERCIAL

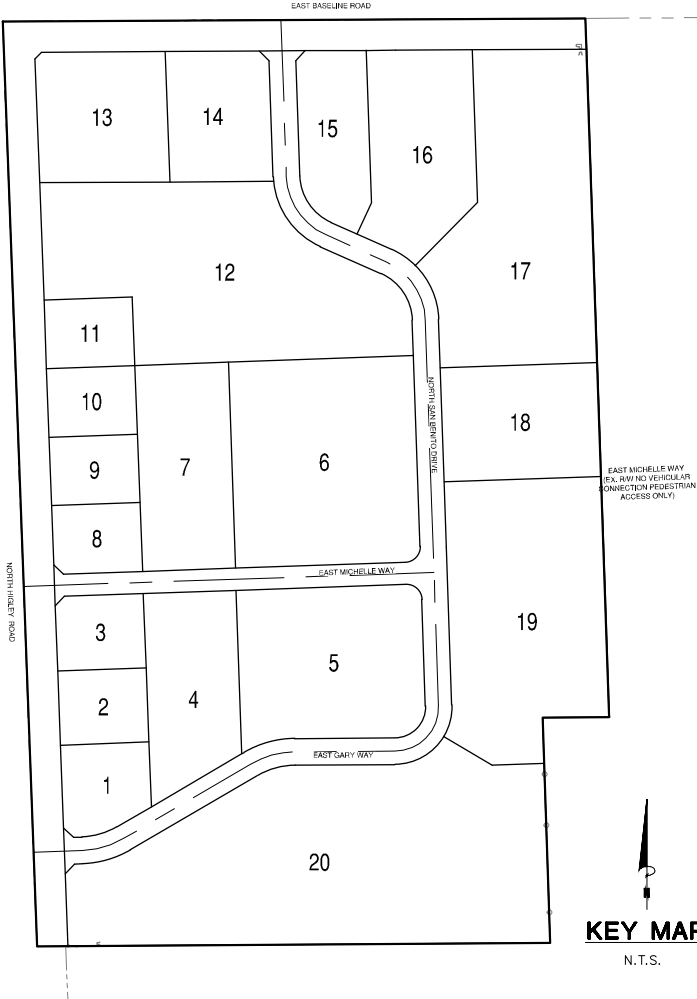
PARCEL TABLE				
PARCEL	NET SQ. FT.	NET ACRES	GROSS ACRES	ZONING
11	30,956	0.7106	0.7106	REGIONAL COMMERCIAL
12	257,096	5.9021	6.2824	REGIONAL COMMERCIAL
13	86,956	1.9962	1.9962	REGIONAL COMMERCIAL
14	68,670	1.5764	1.7850	REGIONAL COMMERCIAL
15	60,455	1.3879	1.7369	REGIONAL COMMERCIAL
16	104,942	2.4091	2.5084	REGIONAL COMMERCIAL
17	218,466	5.0153	5.1766	REGIONAL COMMERCIAL
18	91,543	2.1015	2.2791	REGIONAL COMMERCIAL
19	211,561	4.8568	5.2500	REGIONAL COMMERCIAL
20	384,238	8.8209	9.4598	REGIONAL COMMERCIAL

TRACT TABLE

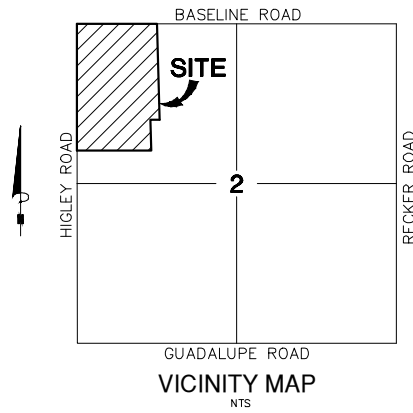
TRACT	NET SQ FT	NET ACRES	GROSS ACRES	% OF TOTAL AREA	FUNCTION
A	199533	4.58	4.58	7.47%	INGRESS, EGRESS, PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS EASMENT

CITY GATE
PRELIMINARY PLAT
5150 E BASELINE ROAD
GILBERT, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



S14-07
Attachment 3: Preliminary Plat
November 5, 2014



OWNER:

WOODBURY CORPORATION
4852 EAST BASELINE ROAD #105
MESA, ARIZONA 85213
PHONE: (480) 206-4645
CONTACT: LANCE RICHARDS

ENGINEER:

BOWMAN CONSULTING GROUP
1295 WEST WASHINGTON
SUITE 108
TEMPE, ARIZONA 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

SHEET INDEX

PP01 COVER SHEET
PP02 PRELIMINARY PLAT

CURRENT RECORD DESCRIPTION OF THE
SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE RECORD OF SURVEY THEREOF RECORDED IN BOOK 998 OF MAPS, PAGE 26, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, SAID POINT OF BEING A TOWN OF GILBERT BRASS CAP IN HAND HOLE;
THENCE NORTH 89 DEGREES 41 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 887.05 FEET TO A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST;
THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 430.58 FEET TO A TOWN OF GILBERT BRASS CAP;
THENCE SOUTH 01 DEGREES 57 MINUTES 35 SECONDS EAST A DISTANCE OF 1581.20 FEET;
THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST A DISTANCE OF 151.03 FEET;
THENCE SOUTH 01 DEGREES 57 MINUTES 35 SECONDS EAST A DISTANCE OF 509.95 FEET;
THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST A DISTANCE OF 1160.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2;
THENCE NORTH 02 DEGREES 07 MINUTES 35 SECONDS WEST ALONG SAID WEST LINE OF SECTION 2 A DISTANCE OF 2,093.14 FEET TO THE POINT OF BEGINNING.

GROSS 2,672,024 SQUARE FEET OR 61.3412 ACRES, MORE OR LESS.
NET 2,438,072 SQUARE FEET OR 55.9704 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID BEARING BEING NORTH 02 DEGREES 18 MINUTES 31 SECONDS WEST

FLOOD ZONE CERTIFICATION.

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2290L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK

TOG BENCHMARK:
SECTION 2, T1S, R6E, BRASS CAP IN HANDHOLE, INTERSECTION OF HIGLEY RD AND BASELINE RD.

NORTHING: 865576.226
EASTING: 759305.169
ELEVATION: 1296.81

UTILITIES SERVICES

WATER: TOWN OF GILBERT
SEWER: TOWN OF GILBERT
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS
GAS: SOUTHWEST GAS
RECLAIMED WATER: TOWN OF GILBERT

LAND USE TABLE

GROSS AREA	2,672,024 sf	61.341 Ac
NET AREA	2,438,072 sf	55.97 Ac
CURRENT ZONING	RC	
CURRENT GENERAL PLAN DESIGNATION	REGIONAL COMMERCIAL	
PERCENTAGE IN ZONING	100%	
NUMBER OF PARCELS	20	
MAXIMUM LOT COVERAGE	NONE	
SETBACKS:	FRONT	25'
	SIDE (STREET)	20'
	SIDE (RESIDENTIAL)	75'
	SIDE (NON-RESIDENTIAL)	20'
	REAR (RESIDENTIAL)	75'
	REAR (NON-RESIDENTIAL)	20'

Bowman
CONSULTING

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1295 West Washington, Suite 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT
CITY GATE
Marcopa County
Gilbert, Arizona

PROJECT NUMBER

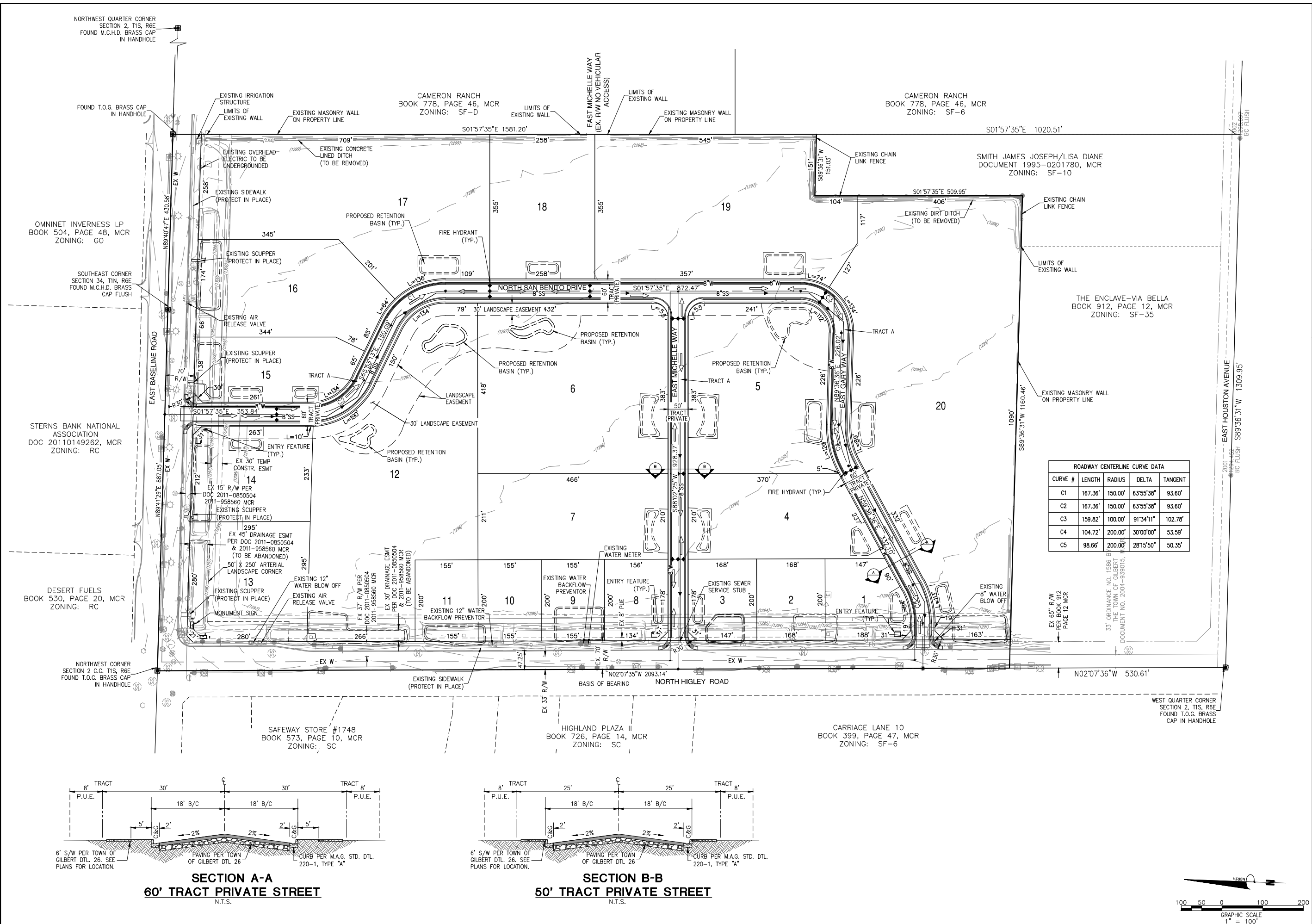
PLAN STATUS

DATE DESCRIPTION

DD DESIGN DD DRAWN JR CHKD
SCALE H: 1"=100'
V: none
JOB No. 9552-01-002
DATE : 07/21/14

PP01

SHEET 1 OF 2



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Phone: (480) 629-8830
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PRELIMINARY PLAT

CITY GATE

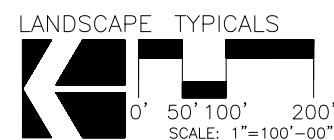
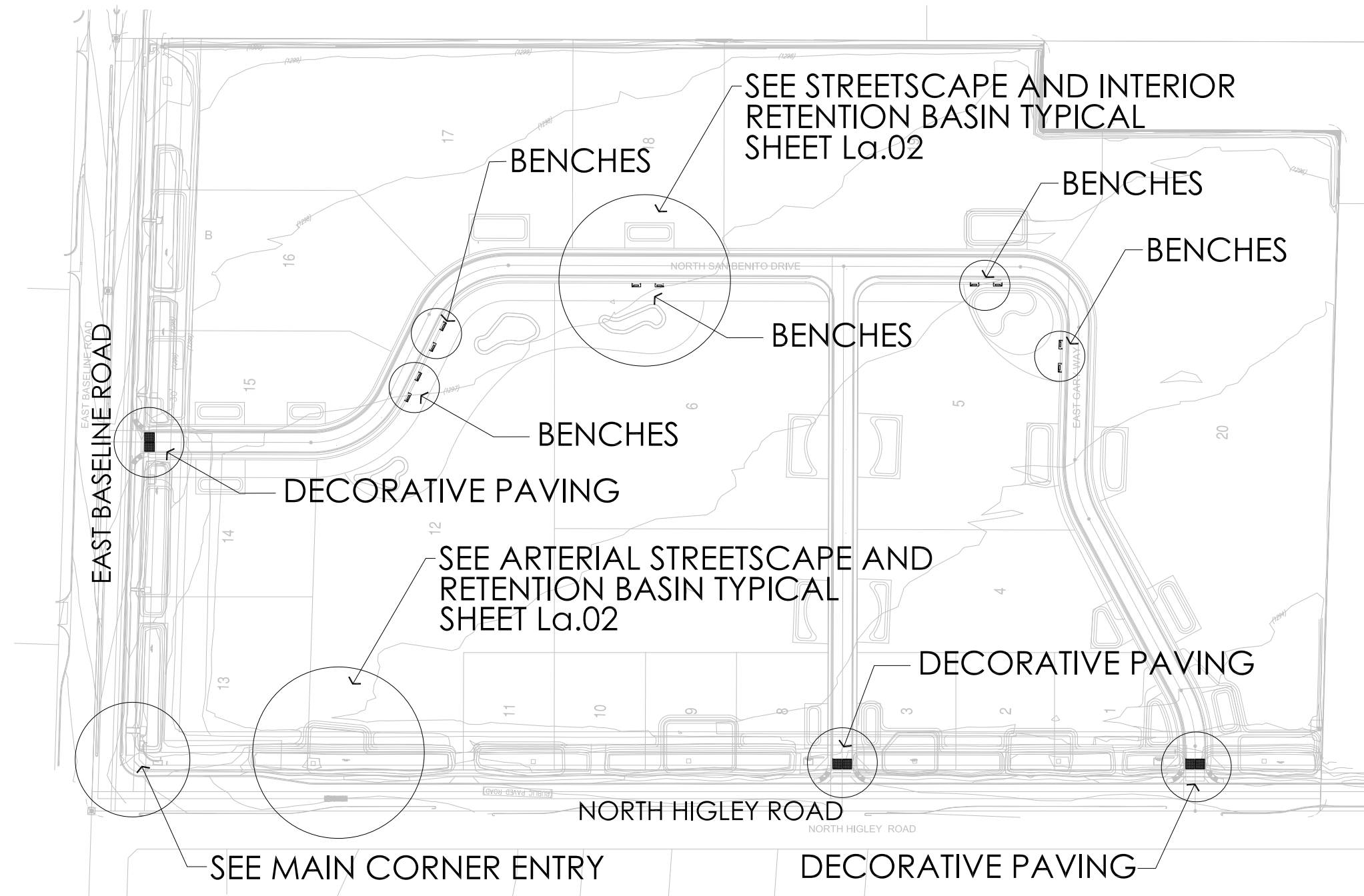
Marcopa County

Gilbert, Arizona

PROJECT NUMBER

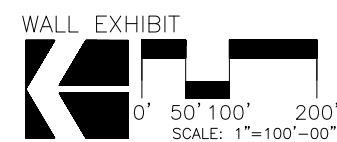
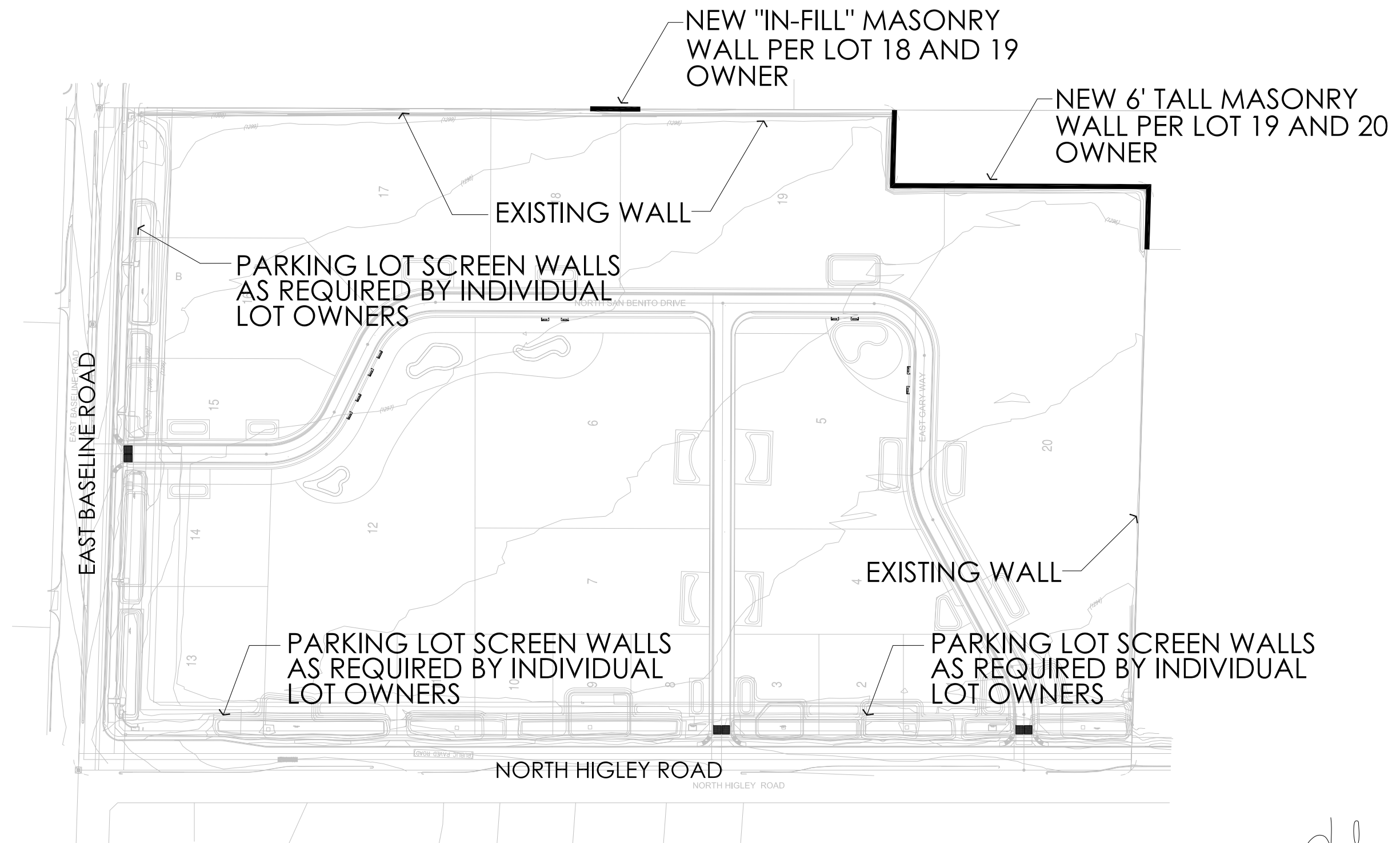
PLAN STATUS

DATE	DESCRIPTION
DD	DD
DESIGN	DRAWN
SCALE	H: 1"=100'
	V: none
JOB No. 9552-01-002	
DATE: 05/29/14	
PP02	
SHEET 2 OF 2	



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CAD FILE NAME: RText (RText)

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MARICOPA COUNTY

Landscape Typicals

1234
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
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FSIGN	DRAWN	CHKD
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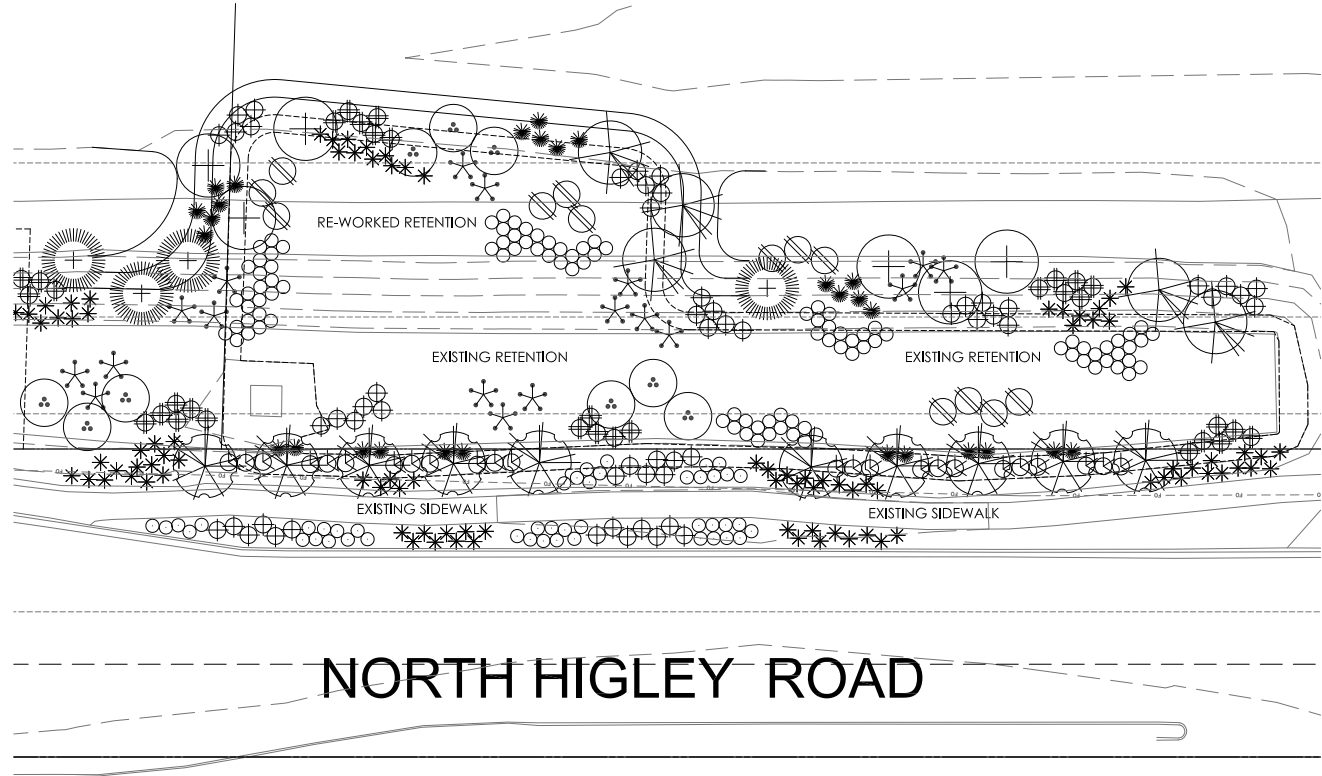
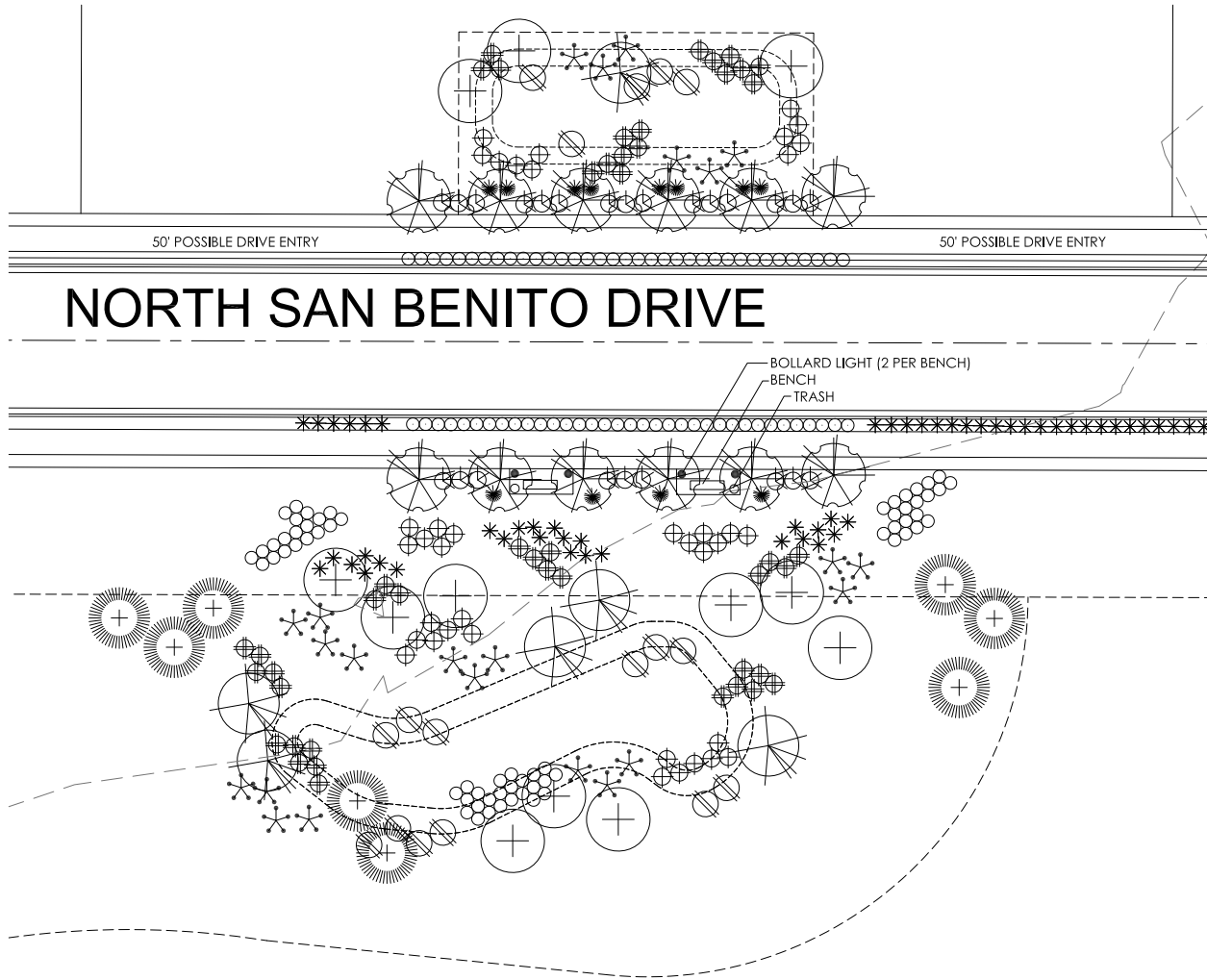
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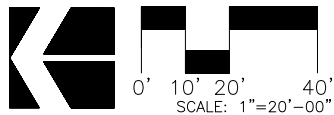
DATE: JULY 2014

DATE : JULY 2014

HEET 1 a 02 OF 5



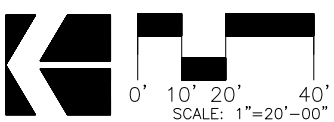
STREETSCAPE AND INTERIOR
RETENTION BASIN TYPICAL



LANDSCAPE LEGEND

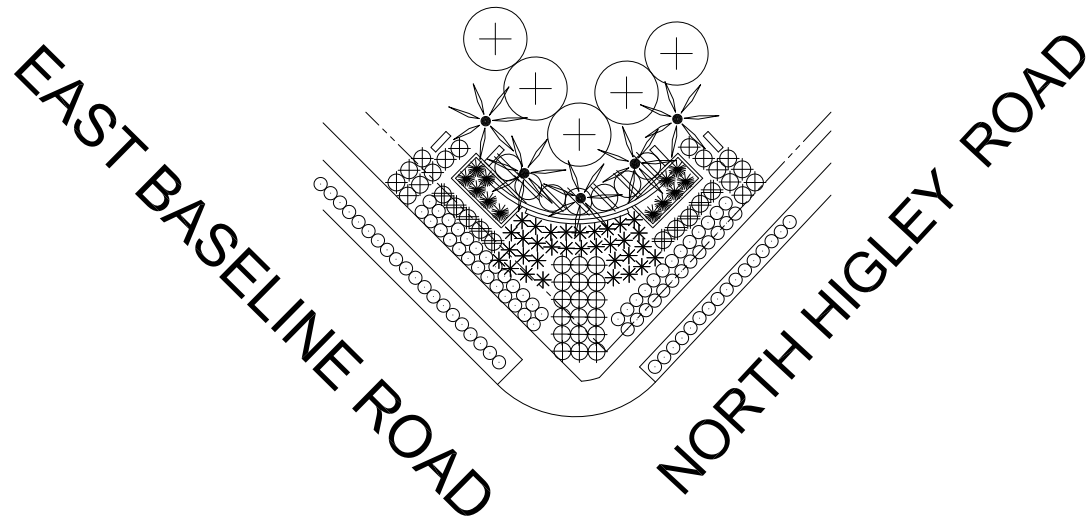
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	PHOENIX DACTYLIFERA DATE PALM 20' T.F. MATCHING, STRAIGHT		TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE 24" BOX		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON
	OLNEYA TESOTA IRONWOOD 24" BOX		DASYLIRION WHEELERII DESERT SPOON 5 GALLON		ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX		RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON		3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
	CHILTALPA TASHKENTENSIS CHILTALPA 24" BOX		AGAVE WEBBERII WEBBERS AGAVE 5 GALLON		

ARTERIAL STREETSCAPE AND
RETENTION BASIN TYPICAL

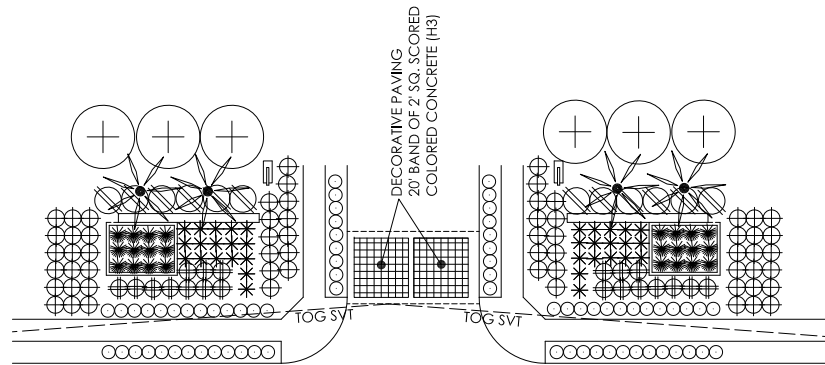
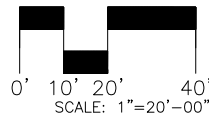


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Scottsdale, Arizona 85260
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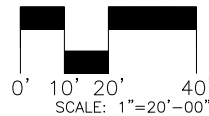


MAIN CORNER ENTRY TYPICAL



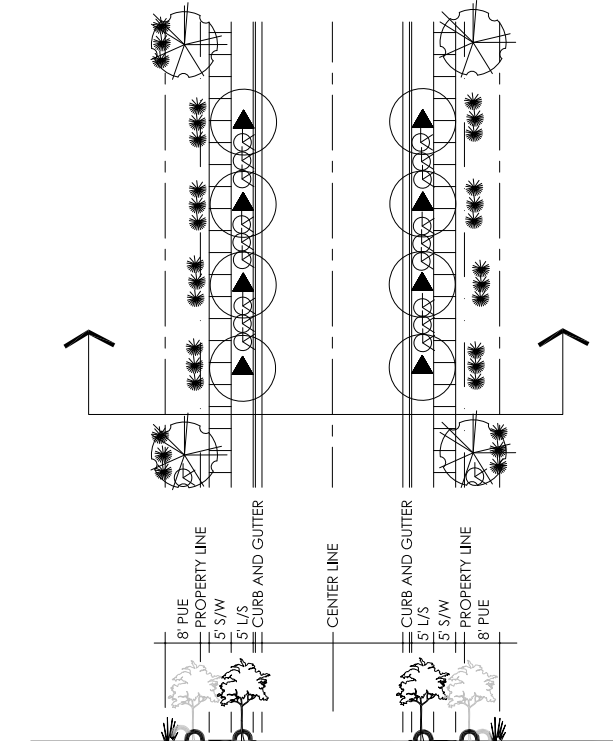
NORTH HIGLEY ROAD
OR
EAST BASELINE ROAD

COLLECTOR ENTRY TYPICAL

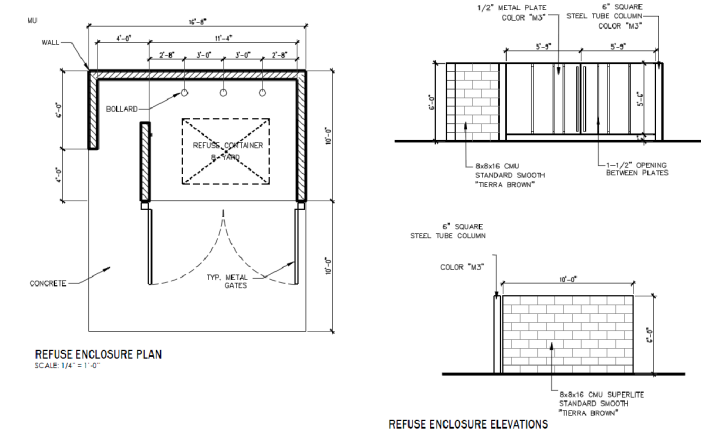
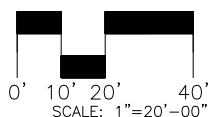


LANDSCAPE LEGEND

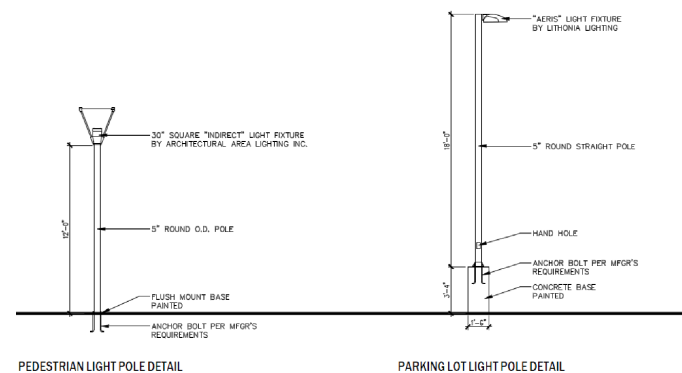
- | | | | | | |
|--|--|--|--|--|--|
| | OLEA EUROPEA 'SWAN HILL'
SWAN HILL OLIVE (THEME TREE)
24" BOX (MATCHING) | | CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON | | BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON |
| | PHOENIX DACTYLIFERA
DATE PALM
20' T.F. MATCHING, STRAIGHT | | TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON | | LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON |
| | CERCIDIUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE
24" BOX | | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON | | CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON |
| | OLNEYA TESOTA
IRONWOOD
24" BOX | | DASYLIRION WHEELERII
DESERT SPOON
5 GALLON | | ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON |
| | SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX | | RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON | | 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH |
| | CHILTALPA TASHKENTENSIS
CHILTALPA
24" BOX | | AGAVE WEBBERII
WEBBERS AGAVE
5 GALLON | | |



STREETSCAPE SECTION



REFUSE ENCLOSURE
SAMPLE DETAIL: REQUIREMENTS MUST MEET
GILBERT REQUIREMENTS



LIGHTING
SAMPLE DETAIL: REQUIREMENTS MUST MEET
GILBERT REQUIREMENTS

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MARICOPA COUNTY

Landscape Typicals
CITY GATE

GILBERT, ARIZONA

1234
PROJECT NUMBER

PLAN STATUS

DATE DESCRIPTION

DESIGN DRAWN CHKD

SCALE H: 1"=100'-00"
V: NONE

JOB No.

DATE : JULY 2014

SHEET La.04 OF 5

T.J. McQUEEN & ASSOCIATES, INC.
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T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING
27166 TIMOTHY J. McQUEEN 07/18/14
One Signed
ARIZONA USA
EXPIRES 06/30/2016



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PEDESTRIAN BENCHES
VICTOR / STANLEY BENCH BRONZE COLOR

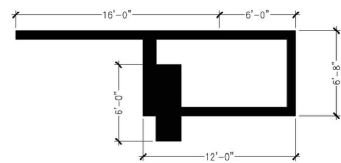
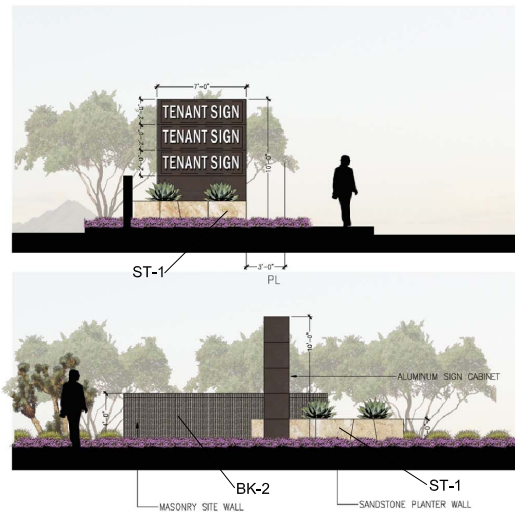


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TRASH RECEPTACLES
VICTOR / STANLEY TRASH RECEPTACLE BRONZE COLOR



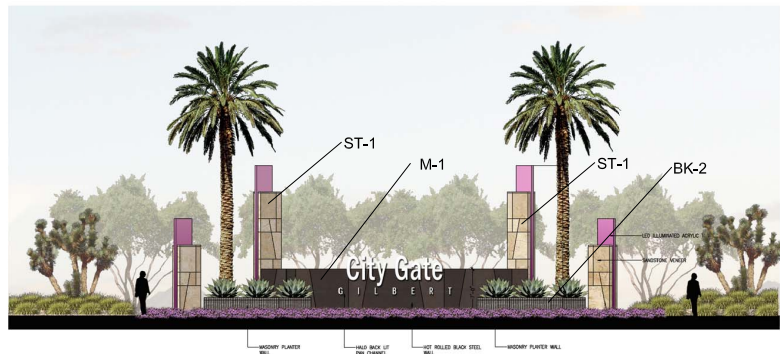
PEDESTRIAN LIGHTING
KICHLER PEDESTRIAN BOLLARD LIGHT BRONZE COLOR



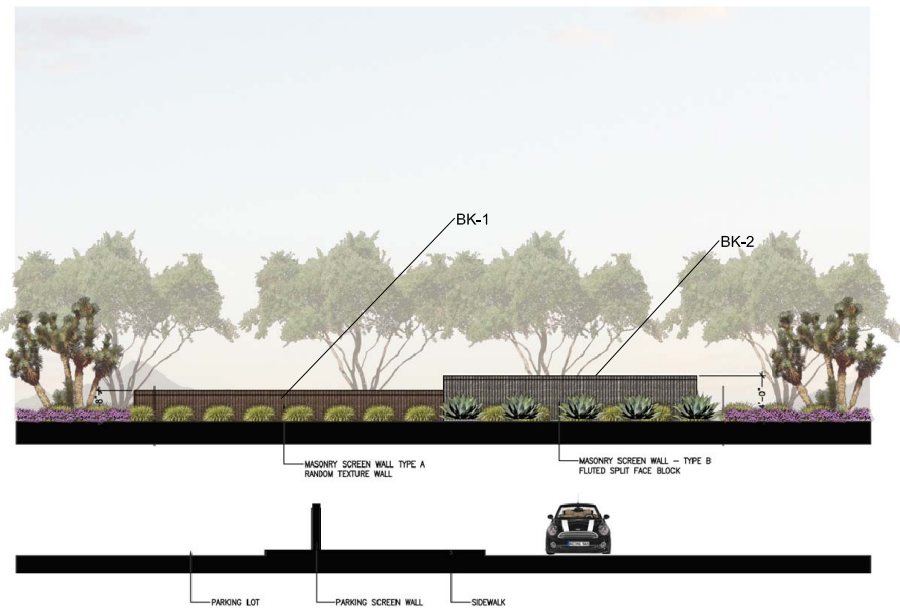
PROJECT SIGNAGE



PROJECT ENTRY



ARTERIAL CORNER



SITE PARKING SCREEN WALLS

1234 PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: 1"=100'-00"	V: NONE
JOB No.		
DATE : JULY 2014		
SHEET La.05 OF 5		

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